[G-1] APARTMENT SURVEY

1958

METROPOLITAN TORONTO PLANNING BOARD

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PREPARED FOR THE MUNICIPALITY OF METROPOLITAN TORONTO
BY THE

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CHAPTER I

INTRODUCTION

The following report is the result of studies of selected characteristics of apartment units and apartment dwellers in the municipality of Metropolitan Toronto.

The purpose of the report is to outline the role of apartment units as they fulfill an increasing share of the housing needs of the population in the Toronto Metropolitan Area.

In July and August of 1958 the staff of the Metropolitan Toronto Planning Board undertook the compilation of information on a large sample of completed apartment buildings in Metropolitan Toronto.

In the last few years the role of apartments has increased greatly in an area traditionally inclined to home-ownership. Since late in 1956, approximately one half of all new dwelling units started in Metropolitan Toronto have been in apartment buildings compared with less than one-fifth of the units started during 1951. The present continued interest in this type of accommodation appears to indicate that this currently high proportion will be maintained at least in the near future.

The following report indicates the number and location of apartments in the Metropolitan Toronto Area. A large sample of this total has been analyzed, with reference to location, suite size, rentals, occupants (with particular reference to children) and vacancy ratios.

This is an initial attempt to present some factual data on the current stock of apartment units in the area. It is to be followed by further surveys to broaden the knowledge available and maintain an up-to-date picture as to the quantity, location, rentals and occupancy of apartment units.

The data presented in this report have already proven invaluable in estimating the densities to be expected in proposed apartment developments and hence the requirements for sewer, water, road and park facilities. Similarly, the data on pre-school and school-age children in apartments should enable the area's school Boards to estimate the school requirements of proposed apartment developments with considerably greater accuracy than in the past.

Housing agencies, such as Central Mortgage and Housing Corporation, the Housing Branch of the Ontario Department of Planning and Development, and the Metropolitan Toronto Housing Authority should also find the report useful in answering some of the numerous questions arising out of their varied interests in rental accommodation in the Metropolitan Toronto area.

It is also hoped that the report will prove useful to private enterprise by providing mortgage lenders and the residential construction industry with consolidated factual information on the Metropolitan Toronto apartment market in lieu of the piece-meal data previously available.

Notwithstanding the immediate usefulness of the report

as a guide to sound apartment planning, it must be borne in mind that considerable changes have already occurred since the data were assembled. The survey work was carried out at a time when Metropolitan Toronto had approximately 8800 apartment units under construction, none of which are included in this report. These 8800 units represent 16% of the completed apartment dwellings in existence at the time of the survey. In such a rapidly changing situation, any report must soon become out of date in numerous respects.

Nor does the report give a fully complete picture; for although aspects of "public housing" and Limited Dividend projects, as well as other types of rental units, are referred to in the report when necessary, no analysis has been attempted for these types of accommodation, since their characteristics are different from those of the apartments surveyed and deserve a special study.

This report should be regarded as a pilot study, designed to provide immediate answers to some pressing questions arising out of Metropolitan Toronto's current apartment boom, and to lay the basis for future, more exhaustive studies.

CHAPTER 2

METHOD OF SURVEY

*A questionnaire was prepared to gather pertinent data on Metropolitan Toronto's apartment units. It was designed to obtain as much detailed information as possible for each municipality and for each apartment building concentration throughout the Metropolitan area.

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* A sample of the questionnaire form used is included on page 56.

The questionnaire covered the following characteristics:

1) Location and approximate age of building.

2) Total number of suites and number of vacancies, if any.

3) Total number of occupants.

4) Number of children by 3 age groups.

   a) Pre-school

   b) Elementary

   c) Secondary

5) Rental Ranges and Averages.

6) Parking facilities.

7) Additional comments - e.g. whether children are allowed.

All the above information was broken down according to suite size (bachelor, 1, 2, 3 and 4 bedroom suites).

Satisfactory questionnaires were obtained for approximately 30% of all apartment suites in Metropolitan Toronto, a sufficiently representative sample with which to establish reasonably reliable ratios on occupancy and other characteristics. The information on parking was too incomplete to be usable.

The field work was carried out by a university graduate having completed his second year at law school. Using printed questionnaire forms he interviewed apartment superintendents, and rental agents throughout Metropolitan Toronto. The response was good; those who gave information were, in the majority of cases, most helpful and co-operative. In some instances supplementary data were obtained by telephone.

Information to establish the total number of apartments in Metropolitan Toronto was obtained from Might's City Directory which gives civic address and number of apartment units. This was substantiated by current assessment data and by additional statistics supplied by the local planning boards.

The responses to the questionnaires have been tabulated and analyzed to establish various correlations. Information was tabulated for geographically defined apartment areas in order to bring out special characteristics in each area; then these areas were totalled by municipality. Some data were tabulated by distance from the centre of the city (Yonge Street and King Street).

The following preliminary report does not pretend to be completely exact or exhaustive; only the most important correlations have been worked out in detail. It is intended to review the report in the near future, to calculate and incorporate additional information as required, and to keep the apartment inventory up to date.

CHAPTER 3

SIZE OF SAMPLE

Of Metropolitan Toronto's 53,622 privately built apartment units* a total of 20,984 were included in the survey representing a 39.1% sample. However, units for which occupancy data were incomplete were omitted from the tabulations. For the purpose of the survey the effective sample is 15,910 units (a 29.7% sample). In a few cases some interpolation of data was necessary, by building up scattered or fragmentary information in the light of other pertinent information given by the superintendents.

* Includes all buildings containing 6 or more self-contained units, excluding public housing, maisonettes, row housing, and apartments over stores, as of August 1958.

TABLE I - SIZE OF SAMPLE BY MUNICIPALITY

MUNICIPALITY	TOTAL NO. OF UNITS	EFFECTIVE SAMPLE NUMBER	EFFECTIVE SAMPLE %
*City of Toronto	26,074	5,926	22.7
Long Branch	715	286	40.0
**New Toronto	503	-	-
Mimico	1,527	392	25.7
Swansea	428	108	25.2
**Weston	367	-	-
York	5,860	1,718	29.3
Forest Hill	2,174	812	37.3
Leaside	783	485	61.9
East York	2,153	820	38.1
Inner 9 Total	14,510	4,627	31.9
Etobicoke	3,717	1,780	47.9
***North York	6,752	3,012	44.6
Scarborough	2,569	565	22.0
Outer 3 Total	13,038	5,357	44.1
Metro Total	53,622	15,910	29.7

* Excludes Regent Park North and South. Includes all 759 units in Bloorville Square, although one building in this project with 253 units was still under construction at time of survey.

** No survey was made of apartment units in New Toronto and Weston.

*** Excludes Lawrence Heights.

Although 22.7% of the apartment units in the City of Toronto were surveyed, older apartment buildings are under-represented, while the post-1940 structures are comparatively over-represented.

TABLE II - SIZE OF SAMPLE - CITY OF TORONTO - BY AGE OF APARTMENTS

AGE	TOTAL UNITS	SURVEYED UNITS NUMBER	SURVEYED UNITS %
Pre 1919	5,877	664	11.3
1920-1939	8,908	1,954	21.9
1940-1956	7,492	5,097	68.0
1957-Aug. 1958	3,797	726	19.1
Total	26,074	8,441*	32.4

* It will be noticed that this total differs from that giving occupancy data because information was available for more units concerning age than concerning occupancy.

CHAPTER 4

APARTMENTS AND OTHER RENTAL UNITS

It is important to keep in mind that apartments are not the only type of rental accommodation available in Metropolitan Toronto. In order to evaluate the [illegible] of apartments to all rental units and to all units (owned and rented), two sets of estimates have been used. Only Estimate I gives a breakdown by owned and rented units. Estimate II is more reliable but gives only total units. Both estimates have been used in Table III. The estimates have been derived by the following methods:

Estimate I - Using the 1951 census as a base, the annual totals of newly completed dwelling units (N.H.A. and non N.H.A.) compiled by Central Mortgage and Housing Corporation were added to build up a current inventory of total dwelling units and rental units in Metropolitan Toronto. Because the 1951 census provided a breakdown of total dwellings into owned and rented, and a further breakdown by structure type, it was possible to up-date this breakdown by assuming

(a) that all apartment and flat units and all row housing built since 1951 are rental units, (b) that all semi-detached units built since 1951 are owner-occupied, and (c) that units completed since 1951 in the "Two-family" dwelling category are practically all semi-detached units.

Estimate II - Using the 1956 census as a base, Central Mortgage and Housing Corporation total dwelling completion figures were again added to obtain a current inventory.

It should be noted that neither estimate makes any allowance for conversions, deconversions, demolitions, changes in use or changes in vacancy rate, because reliable information on these factors is not available. This omission accounts for the discrepancy between the two estimates, and means that neither estimate gives the exact total number of dwellings existing in August 1958. The second estimate, of course, comes closest to the actual total, for it only omits the conversions etc. which have occurred since June 1956; but it does not give the rental-non-rental breakdown. Therefore Estimate I was used in calculating the last two columns in Table III.

TABLE III - APARTMENT UNITS AS A PERCENTAGE OF TOTAL DWELLING AND RENTAL UNITS BY MUNICIPALITY

Municipality	Total Number Apt. Units	Total Number Dwelling Units		Total * Rental Units	Apt. Units as % of		% Rental of Dwelling Units
		Estimate I	Estimate II	(Est.I)	Dwelling Units (Est. II)	Rental Units (Est. I)	(Est. I)
	1	2	3	4	5	6	7
City of Toronto	**27,799	171,717	163,795	68,201	17.0	40.8	39.8
Long Branch	715	3,077	3,341	972	21.4	73.6	31.6
New Toronto	503	2,976	3,049	778	16.5	64.7	26.1
Mimico	1,527	4,482	4,485	1,856	34.0	82.3	41.4
Swansea	428	2,839	2,931	736	14.6	58.1	25.9
Weston	267	2,638	2,700	578	10.1	46.2	21.9
York	5,860	32,185	33,459	8,963	17.5	65.4	27.8
Forest Hill	2,174	6,068	6,065	2,718	35.8	80.0	44.8
Leaside	783	5,370	5,120	1,362	15.3	57.5	25.4
East York	2,153	19,735	20,092	3,254	10.7	66.2	16.5
Inner 9 Suburbs	14,510	79,370	81,242	21,217	17.9	68.4	26.7
Etobicoke	3,717	32,729	33,955	4,657	10.9	79.8	14.2
North York	6,752	***45,782	***50,610	10,088	13.3	66.9	22.0
Scarborough	2,569	43,779	45,508	4,430	5.6	58.0	10.1
Outer 3 Suburbs	13,038	122,290	130,073	19,175	10.0	68.0	15.7
Metro Total	55,247	373,377	375,110	108,593	14.7	50.9	29.1

* Rental units are here defined as all apartments and flats (including duplex, triplex, etc. units, apartments over stores and public rental housing) and all tenant occupied single attached units (row housing). Single detached and semi-detached rental units are excluded.

** Includes Regent Park North and the part of Regent Park South completed at time of survey.

*** Includes completed part of Lawrence Heights.

As shown in the last column of Table III, rental units account for about two out of five accommodations in the City of Toronto for slightly over one quarter in the nine inner suburbs, and for less than one sixth in the three outer suburbs (one tenth in Scarborough). Only in Forest Hill and in Mimico is the percentage of rental units higher than in the City. In East York it is less than one sixth, surprisingly low in view of the township's proximity to the City centre.

However, as shown in column 6 of Table III, the distribution of rental dwellings between apartments and other rental units differs radically in the City from that in the suburbs. While in the City other rental accommodations outnumber apartments three to two, both in the inner and outer suburbs apartments account for over two-thirds of all rental units; in Mimico and Leaside, and also in Etobicoke, they represent four-fifths.

Consequently, while the City contains almost two-thirds of all rental units in the Metropolitan Area, it accounts for only half of all apartments. Surprisingly, apartments represent a slightly smaller percentage (17.0%) of all dwelling units in the City than they do in the 9 Inner Suburbs, (17.9%), taken as a group, (Table III, column 5). In Forest Hill and Mimico apartments are relatively twice as numerous as in the City. On the other hand, they represent only 10% of all dwellings in the 3 Outer Suburbs (only 5.6% in Scarborough).

With a 14.7% share of the Metropolitan Toronto housing stock it can be seen that apartments constitute only a relatively small part of the area's housing picture. However, in recent years the

growth of apartments has been quite spectacular. In 1951 it is estimated that apartments represented only about 10% of total dwellings; so in the seven year period their share has increased by about 50%. It seems quite probable that the trend towards more multiple units will continue. The figures available from C.M.H.C. indicate that 62% of the more than 16,400 housing units under construction in Metropolitan Toronto in August 1958 were apartments and flats*. Therefore a large portion of the units completed within the next year at least will necessarily be apartments.

* The category "apartments and flats" used by C.M.H.C. is (a) a residential structure containing three or more dwelling units, or (b) a structure used for business purposes which contains one or more dwelling units.

CHAPTER 5

APARTMENT STOCK IN METROPOLITAN TORONTO

The most recent inventory* shows that there are 53,622 private apartment units in Metropolitan Toronto. It must be noted that this figure does not include the Public Housing Projects of Regent Park North and South in the City of Toronto or Lawrence Heights in North York as these apartments have quite different characteristics from those of private enterprise multiple units.

The breakdown by municipality and its relation to population is presented on Table IV. The 1958 assessed population figures were used.

* This inventory was made by counting all units in apartment buildings of 6 or more units listed in the latest edition of Might's City Directory; this total was up-dated to August 1958 by adding units known to have been completed since the Directory was compiled.

TABLE IV - APARTMENT BUILDINGS AND UNITS BY MUNICIPALITY

Municipality	No. of Buildings	Units Number	Units % Distribution	Population % Distribution
City of Toronto	1,101	26,074	48.62	46.08
Long Branch	46	715	1.33	0.77
New Toronto	31	503	0.94	0.83
Mimico	76	1,527	2.85	1.01
Swansea	33	428	0.80	0.63
Weston	20	367	0.68	0.66
York	232	5,860	10.93	8.39
Forest Hill	62	2,174	4.06	1.40
Leaside	48	783	1.46	1.15
East York	130	2,153	4.02	4.78
Inner 9 Total	678	14,510	27.07	19.62
Etobicoke	151	3,717	6.93	8.52
North York	494	6,752	12.59	14.01
Scarborough	152	2,569	4.79	11.77
Outer 3 Total	797	13,038	24.31	34.30
Metro Total	2,576	53,622	100.00	100.00

In Table V the ratio of apartment units to population is presented, starting with the lowest representation of apartments and progressing to the highest.

TABLE V - RATIO OF APARTMENT UNITS TO POPULATION BY MUNICIPALITY

Municipality	Ratio
Scarborough	1 unit per 65.5 people
Etobicoke	1: 32.7
East York	1: 31.7
North York	1: 29.6
Weston	1: 25.8
City of Toronto	1: 25.3
New Toronto	1: 23.7
Leaside	1: 21.0
Swansea	1: 20.9
York	1: 20.5
Long Branch	1: 15.4
Mimico	1: 9.4
Forest Hill	1: 9.2
Metropolitan Toronto average	1: 26.7
Outer 3 suburbs	1: 37.6
Inner 9 suburbs	1: 19.3

The lowest ratios are to be found in the outer suburbs. The City of Toronto ratio is surprisingly low, only slightly above the Metropolitan average. Forest Hill and Mimico have by far the highest apartment ratios. The other Inner Suburbs also have higher ratios than the City, with the exception of East York and Weston.

CHAPTER 6

APARTMENT CONCENTRATIONS

Although there are few districts of the Metropolitan area where apartments predominate, there are several fairly well defined concentrations. These apartment nuclei are not confined to any one municipality; in general they tend to be located along major road arteries and other transportation lines (notably the subway) or in otherwise convenient locations. It will be noted that in the part of

the City between St. Clair Avenue and Bloor Street, west of Bathurst Street and also in the area east of the Don River (with the exception of the Kingston Road-Queen St. East area) there is a very thin scattering of apartment units.

Major apartment districts in Metropolitan Toronto are presented in Table VI; figures for number of units are approximate:

TABLE VI - LOCATION OF MAJOR APARTMENT CONCENTRATIONS

Location	CITY OF TORONTO	No. of Units
1.	Jarvis St. - Wellesley - Carlton St. area	2400*
2.	South Parkdale - S. of Queen St. W - west of Dufferin St.	2250
3.	Yonge St. - Eglinton Ave. E. area	1850
4.	North Yonge St.	1600
5.	Avenue Rd. - south of St. Clair Ave. W.	1200
6.	South Rosedale	1150
7.	Annex (Spadina Ave - Bloor St. W. area)	1100
8.	St. Clair Ave. W - Yonge St. area	975
9.	Kingston Road area	900
10.	City Park Apartments (Yonge-Carlton area)	774
11.	Bloorville Square (Jarvis St.-Charles St. W.)	759
12.	Avenue Rd. - north of St. Clair Ave. W.	750
13.	Beaches area (Queen St. E)	725
14.	Bloor St. W. (High Park area)	550
15.	Lawton Boulevard	500
16.	Eglinton Park area	450
17.	Chaplin Crescent - Oriole Parkway area	325

* Excludes Bloorville Square and City Park Apartments which are in this area and are tabulated separately in the above table.

	YORK AND FOREST HILL	
1.	Vaughan Road - St. Clair Ave. W. - Bathurst St. area	2400
2.	Bathurst St. - Eglinton Ave. West area	1650
3.	Dufferin St. - Eglinton Ave. West area	1050
4.	Trethewey Drive	750

Location	No. of units
SCARBOROUGH	
1. Cliffside area (S. of Kingston Rd. west of Midland Ave.)	650
2. Golden Mile Plaza area	540
3. East side Victoria Park Ave. - North of C.P.R. line	500
4. Kingston Road - Warden Ave.	450
5. Fallingbrook Rd. (at R.C. Harris Purification Plant)	350
ETOBICOKE	
1. Berry Road area	2300
2. Humbertown - Kingsway area	900
3. Bloor St. W. - Humber River area (part in York Township)	850
NORTH YORK	
1. Neptune Drive (Bathurst St. south of Highway 401)	750
2. Don Mills	650
3. Wilson Ave - Avenue Road	650
4. Bathurst St. - Rosseau Road area	525
5. Bathurst St. - Lawrence Ave. W.	500
6. Meadowbrook Avenue area (W. Bathurst-S. Lawrence Ave. W.)	425
7. Kenneth St. - Sheppard Ave. E.	400
8. Keele St. - Wilson Ave. area (Downsview)	350
9. Bayview Court Apartments (Sheppard Ave. E.)	310
10. Eglinton Ave. E. at Victoria Park Avenue	300
11. Oakburn Park (Kenneth St. north of Hwy. 401)	286
12. St. Andrew's Golf Course area	275

In addition when completed:

Regent Park North	1397
Regent Park South	732
Lawrence Heights	1043

CHAPTER 7

APARTMENTS BY SUITE SIZE

Table VII presents the distribution of apartments by suite size within each municipality and for the entire Metropolitan area. The majority (53.7%) of all suites in Metropolitan Toronto are one bedroom and one-sixth (16.0%) are bachelor apartments. Only 30.3% contain 2 or more bedrooms.

In the outer suburbs 1 and 2 bedroom categories predominate (95% of all apartment units) and only 3% are bachelor suites; 2 bedroom suites make up 53% of the total.

On the other hand the City has 22.2% of its suites in the bachelor category, and 56% in 1 bedroom units. In the inner suburbs 1 bedroom suites dominate (59%) with 27% in 2 bedroom units, and 13.2% are bachelor suites.

Only 2% of all Metro apartments have 3 or 4 bedrooms. These are concentrated in the City of Toronto and Forest Hill, with a small number in North York. The advantages of such spacious apartments are very limited in the outer suburbs where they must compete with single-family houses, because carrying charges for such houses are usually considerably less than the apartment rentals which are well outside the reach of the ordinary wage-earner with a family. The large apartment units in the City and Forest Hill are mainly penthouse type or are in co-operative apartments and are rented by the upper income section of the population.

TABLE VII - PERCENTAGE DISTRIBUTION OF APARTMENTS BY SUITE SIZE, BY MUNICIPALITY

Municipality	Number of Bedrooms						Surveyed Units
	Bachelor	1	2	3	4	2 & over	
City of Toronto	22.2%	55.8%	19.5%	1.8%	0.7%	22.0%	9,554
Long Branch	1.7	48.3	50.0	-	-	50.0	286
Mimico	27.1	56.6	16.3	-	-	16.3	376
Swansea	0.9	51.9	47.2	-	-	47.2	108
York	14.4	65.8	18.1	1.7	-	19.8	1,390
Forest Hill	7.5	49.8	38.7	3.8	0.2	42.7	402
Leaside	17.7	58.1	21.5	2.7	-	24.2	485
East York	10.5	57.0	32.5	-	-	32.5	768
Inner 9 Suburbs*	13.2	58.8	26.6	1.4	negl.	28.0	3,815
Etobicoke	3.7	50.1	45.9	0.3	-	46.2	1,723
North York	1.8	37.6	58.1	2.5	negl.	60.6	1,464
Scarborough	2.8	34.3	61.6	1.3	-	62.9	530
Outer 3 Suburbs	2.9	42.9	52.9	1.3	negl.	54.2	3,717
Metro Total	16.0%	53.7	28.3	1.6	0.4	30.3	17,086**

* No data available for Weston and New Toronto

** This sample is larger than that used in the "persons per suite" table as a greater number of questionnaires gave data on suite sizes than on occupancy.

In Table VIII the approximate number of apartment suites of each type is presented for the City, the nine inner and the three outer suburbs. These totals were derived by expanding the sample of 17,086 units to the known total of 53,622.

Slightly less than one half of all apartments were in the City and about one quarter each in the inner and outer suburbs. However, the City contained close to three quarters (71.6%) of all bachelor apartments, but only about one third (34.1%) of those with 2 or more bedrooms. On the other hand, the outer suburbs accounted for only 4.7% of all bachelor apartments, but for 41.8% of those with 2 or more bedrooms.

TABLE VIII - ESTIMATED APARTMENT STOCK BY SUITE SIZE - CITY, INNER 9 AND OUTER 3 SUBURBS

	NUMBER OF BEDROOMS							
	BACHELOR		ONE		2 OR MORE		ALL UNITS	
AREA	NO.	%	NO.	%	NO.	%	NO.	%
City of Toronto	5,790	71.6	14,545	50.7	5,739	34.1	26,074	48.6
Inner 9 Suburbs	1,915	23.7	8,537	29.8	4,058	24.1	14,510	27.1
Outer 3 Suburbs	379	4.7	5,590	19.5	7,069	41.8	13,038	24.3
Metro Total	8,084	100.0	28,672	100.0	16,866	100.0	53,622	100.0

CHAPTER 8

APARTMENT OCCUPANCY AND POPULATION

In conformance with the predominance of small apartments, the average number of persons per dwelling unit is much smaller in apartments than in single-family houses. Apartments in Metropolitan Toronto accommodated only 2.2 persons on the average, compared to an average of 3.9 for all dwelling units (which include apartments).

The total number of occupants by suite size was obtainable from most of the survey questionnaires. These have been used to expand the sample to give an estimate of Metropolitan Toronto's total apartment population (Table IX) The average number of persons per suite varies considerably due to a number of reasons - briefly given below:

1. Distance from centre of city: The number of persons per suite increases as one leaves the heavily built-up central areas and goes out towards the suburbs. Here it must be noted that the sample of the older smaller type of apartment buildings in the city is fairly small. However, from the returns which are available, occupancy is not significantly different in this type of building; so the reliability of the expansion factor should not be affected.

2. Type of apartment: Whether the luxury, high rise type or the family type (mainly in the suburbs). Bachelor apartments tend to concentrate in central areas.

3. Regulations concerning children: Ample evidence was given in the survey returns to support the view that children (especially very young ones) are not welcomed in many apartment districts - most noticeably in the city. Even in the suburbs there are various restrictions on the number of children per suite - e.g. when a prescribed number of children per suite is attained, tenants must vacate or move to a correspondingly larger and more expensive apartment.

As shown in Table IX the average number of persons per suite, for each type of apartment, is lowest in the City and highest in the 3 Outer suburbs, with the 9 Inner suburbs occupying an intermediate

position. Because smaller types predominate in the City and larger ones in the Outer suburbs (as shown in the preceding chapter), the average occupancy rates for all apartments differ even more sharply, from 1.85 persons per suite in the City to 2.26 in the Inner 9 and 2.66 in the Outer suburbs.

A detailed breakdown of average occupancy for each suite size in each municipality is presented in Table IX. Occupancy of suites with 1, 2 and 3 bedrooms is high in the Outer suburbs and, even more so, in Long Branch. Apartment groups catering for children are to be found, for example, in the Don Mills, Berry Road, Bayview Court, and Trethewey Drive areas (Table X).

TABLE IX - PERSONS PER SUITE - BY SUITE SIZE - BY MUNICIPALITY

Municipality	Bachelor	Number of Bedrooms 1	2	3	4 *	Total Suites	Number of Suites for which Occupancy Data Given
City of Toronto	1.31	1.85	2.35	2.47	2.19	1.84	5,926
Long Branch	1.20	2.63	3.99	-	-	3.29	286
Mimico	1.85	2.28	2.57	-	-	2.37	392
Swansea	1.00	1.82	2.39	-	-	2.08	114
York	1.53	1.99	2.95	2.46	-	2.07	1,718
Forest Hill	1.27	2.07	2.63	2.80	6.00	2.17	812
Leaside	1.59	1.96	2.41	3.31	-	2.03	485
East York	1.63	2.24	2.86	-	-	2.39	820
Inner 9 Total **	1.55	2.09	2.93	2.77	6.00	2.26	4,627
Etobicoke	1.52	2.21	2.98	4.17	-	2.48	1,780
North York	1.63	2.26	3.09	3.76	6.00	2.82	3,012
Scarborough	1.73	2.27	3.28	4.14	-	2.81	565
Outer 3 Total	1.58	2.23	3.07	3.80	6.00	2.66	5,357
Metro	1.39	2.03	2.86	3.13	2.39	2.16	15,910

* The 4 bedroom ratios are based on only 36 units in the City of Toronto, and 1 unit each in North York and Forest Hill.

** No apartment units in New Toronto and Weston were surveyed.

TABLE X - MUNICIPALITIES IN ASCENDING ORDER OF PERSONS PER SUITE BY SUITE SIZE

der	Total	Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom *
1	City of Toronto(1.84)	Swansea(1.00)	Swansea(1.82)	City of Toronto(2.35)	York (2.46)	City of T.(2.19
2	Leaside (2.03)	Long Br.(1.20)	City of Toronto (1.85)	Swansea (2.39)	City of T. (2.47)	Forest Hill(6.0
3	York (2.07)	Forest Hill (1.27)	Leaside(1.96)	Leaside (2.41)	Forest Hill (2.80)	N. York (6.00)
4	Swansea(2.08)	City of T. (1.31)	York (1.99)	Mimico(2.57)	Leaside(3.31)	
5	Forest Hill(2.17)	Etobicoke (1.52)	Forest Hill (2.07)	Forest Hill(2.63)	N. York (3.76)	
6	Mimico (2.37)	York(1.53)	Etobicoke (2.21)	East York(2.86)	Scarborough (4.14)	
7	East York(2.39)	Leaside (1.59)	East York (2.24)	York (2.95)	Etobicoke (4.17)	
8	Etobicoke(2.48)	East York (1.63)	North York (2.26)	Etobicoke(2.98)		
9	Scarborough(2.81)	North York (1.63)	Scarborough (2.27)	North York(3.09)		
0	North York (2.82)	Scarborough (1.73)	Mimico (2.28)	Scarborough(3.28)		
1	Long Branch(3.29)	Mimico (1.85)	Long Branch (2.63)	Long Branch(3.99)		

* Based on a very small number of units.

Variations in persons per suite in the City are relatively small - e.g.

Wellesley - Jarvis area	-	1.50
Avenue Rd. - Oriole Pkwy	-	1.62
North Yonge St.	-	1.69
Yonge St. - Eglinton Ave. E	-	1.77
Rosedale	-	1.82
Lawton Blvd - Mallory Cres	-	1.88
Avenue Rd - High Rise	-	1.89
Parkdale	-	2.03
Kingston Rd.	-	2.14
Annex	-	2.15
Rosewell Avenue	-	2.31

For comparison the variations in persons per suite in some of the suburban apartment areas are:

York	-	1.82 - 3.02
East York	-	2.04 - 2.65
Mimico	-	2.18 - 3.47
Scarborough	-	2.41 - 3.22
North York	-	2.10 - 3.35
Etobicoke	-	1.76 - 2.83

High rise apartments generally have low occupancy rates (despite the provision of more 3 and 4 bedroom suites) and usually discourage children, e.g. in Rosedale, the Annex, St. Clair and Yonge St., and the Eglinton Ave. and Yonge St. districts. In many of these areas high rise apartment accommodation is utilized by young couples without children, or by groups of single men, or single girls clubbing together for the rent. There is a noticeable tendency for this type of apartment to be situated conveniently close to transportation and main thoroughfares, especially the Yonge St. subway and subsidiary bus and street car lines; ease of access to downtown and its business, shopping and entertainment facilities is one of their main attractions.

CHAPTER 9

APARTMENT POPULATION IN RELATION TO TOTAL POPULATION IN METROPOLITAN TORONTO

From the apartment population estimates (see Table XI), based on the average number of persons per suite, it is found that only 7.3% of the City of Toronto's population are apartment dwellers compared with 7.2% in the 3 large suburban townships. This city figure is remarkably low and is below the Metropolitan Toronto average of 8.1%. It is lower than in any other municipality except Scarborough and Weston. Generally speaking, the 9 inner suburban municipalities have the highest ratios in Metro, averaging 11.5%, and ranging from 6.8% in Weston to 25.1% in Mimico.

It should be recalled that the survey covered only apartment houses with 6 or more suites. As shown above (Table III), rental units of other types are more numerous in the City than in the suburbs.

TABLE XI - ESTIMATED APARTMENT POPULATION BY MUNICIPALITY

Municipality	Total No. Apt. Suites	Persons Per Suite	Estimated Apt. Pop.	1958 Assessed Population Total	% in Apts.
City of Toronto	26,074*	1.84	47,976	658,240	7.3
Long Branch	715	3.29	2,352	11,026	21.3
New Toronto	503	2.5(est)	1,258	11,912	10.6
Mimico	1,527	2.37	3,619	14,401	25.1
Swansea	428	2.08	890	8,972	9.9
Weston	267	2.4(est)	641	9,485	6.8
York	5,860	2.07	12,130	119,966	10.1
Forest Hill	2,174	2.17	4,718	19,936	23.7
Leaside	783	2.03	1,589	16,409	9.7
East York	2,153	2.39	5,146	68,319	7.5
Inner 9 Total	14,510	2.23	32,343	280,425	11.5
Etobicoke	3,717	2.48	9,218	121,720	7.6
North York	6,752	2.82	19,041	200,185	9.5
Scarborough	2,569	2.81	7,219	168,281	4.3
Outer 3 Total	13,038	2.72	35,478	490,186	7.2
Metro Total	53,622*	2.16	115,797	1,429,031	8.1

* Excluding Regent Park North and the part of Regent Park South completed at the time of the survey. Their inclusion would raise the City and Metro apartment population percentages to about 8.5% and 8.6% respectively.

CHAPTER 10

DISTRIBUTION OF APARTMENTS AND APARTMENT DWELLERS BY DISTANCE FROM CITY CENTRE

Because of the great variations in size and shape of municipalities within Metropolitan Toronto, an investigation by concentric zones, measured in mile distances from the corner of King and Yonge Streets has been undertaken. The Metropolitan area beyond the 8-mile radius has been treated as one zone. The results of this investigation are presented on table XII which deserves careful study. The results are presented for the nine individual zones and for three characteristic groups of zones - within 2 miles, 3 - 5, and 5 - 8 miles from the centre.

The figures are presented for apartments and for "other" dwelling units, as well as for all dwelling units. The "other" units comprise, in addition to single-family houses, houses with 2 - 5 dwelling units, and apartments over stores, also residential hotels and institutions.

One other word of caution should be added before interpreting the results of table XII. The figures for apartments are taken from the August 1958 survey. The figures for "other" and for "all" dwelling units are based on the census taken in June 1956. In the intervening 26 months the number of dwelling units has increased by about 34,000 or 10%, and the population has increased by about 90,000 or 6½%. Probably about two-thirds of these increases have occurred in the 5 - 8 mile belt and one-third beyond the 8 mile radius. Certain adjustments of the figures shown in table XII necessitated by the discrepancy in the sources, will be mentioned in the following

discussions. The figures for the zones within a 5-mile circle may be taken to be substantially correct, as presented in the table. For Metropolitan Toronto as a whole the figures should be corrected as follows: apartments accounted for about 14.5% (rather than 15.7%) of all dwelling units and for about 8% (rather than 8.5%) of the entire population - a very small proportion.

Of the 53,622 apartment suites in Metro only 8,788, or one-sixth were within 2 miles of the City centre. The widely assumed identification of apartment living with "living close to the centre" does not hold true for Metropolitan Toronto (column 1).

Only one-quarter of all dwelling units within the 2-mile circle are apartments (column 10). In the following 2 - 5 mile ring, which comprises the older residential sections, the share of apartments drops to 15.6%. In the newer residential sections, between 5 - 8 miles, the percentage share, as given in table XIV, is higher, 18.1%. The unusually high percentage in the 6 - 7 mile zone is due to the fact that it happens to include the apartment concentrations at Mimico, Trethewey Drive (York Twp), York Mills, Don Mills, and the Golden Mile. Actually, if correction is made for the increase in "other" housing types in this zone since 1956, the percentage is probably about the same as in the 2 - 5 mile zone. This is still remarkable, considering the popular notion which identifies "suburban" living exclusively with the single-family house. Only beyond the 8-mile radius does this appear to be true. Here apartments accounted only for 4.5% of all units; actually, after correction for "other" dwellings built since 1956, only to about 3.7%. However, a number of large apartment

developments which are presently under construction or planned in this area indicate that it may soon show a percentage of apartments comparable to the areas closer to the centre.

A different picture emerges when attention is focussed not on the number of apartment suites but on apartment dwellers. As noted in the preceding chapter, the number of persons per suite increases in the outer areas, both because a higher proportion of apartments is of larger size and because the average occupancy of apartments in each size group is higher. This is strongly confirmed by the data presented in column 4 of table XII. Average occupancy is 1.77 persons per suite within a 2 mile radius. It is only slightly higher, 1.94 in the 2 - 5 mile zone, but rises to 2.48 in the 5 - 8 mile belt and further steeply to 3.30 beyond 8 miles.

It is worth noting that occupancy in "other" dwelling units (column 5) shows the opposite trend, decreasing from an average of 7.00 persons per dwelling within 2 miles from the centre to 4.74 between 2 and 5 miles and further to 3.34 in the 5 to 8 mile belt and 3.40 beyond 8 miles. The extremely high occupancy rate in the central zones - over 10 persons per unit within 1 mile from the centre - is evidently due to a high percentage of persons living in residential hotels and rooming houses, or as roomers or doubled-up families in the household of other families.

A comparison of the occupancy rates in apartments and in other units within each concentric zone (columns 4&5) shows, that within

the 2 mile radius it is more than 4 times and between 2 and 5 miles about 2½ times as high in "other" dwellings than in apartments; while in the 5 - 8 mile belt the difference is reduced to 27% and beyond 8 miles to a nominal 3%.

As a result of these great differences in the occupancy rate the astonishing result emerges that in the most central zone, within 1 mile from the centre, only one out of sixteen residents (6.5%) lives in apartments (column 11). For the zone within 2 miles the percentage is 8.1% and for the 2 - 5 zone 7.0%. But in the 5 - 8 mile belt it is given as 14.0%. Because of the reasons discussed above, this should be corrected to 12%. Even so, the 5 - 8 mile zone emerges, most surprisingly, as the area's "Apartment belt", with a percentage of apartment dwellers about two-thirds higher than is to be found closer to the centre, within a 5 mile circle. Beyond 8 miles the percentage of apartment dwellers is low, actually probably 3.7% rather than the 4.4% shown in table XII.

It seems that apartments in the central and in the suburban areas are of two different types, competing in two different markets. In the central areas they compete with rooming accommodations for single people and, to a lesser extent, childless couples. Their success will depend on the relation of rent to the portion of income which these groups are able and willing to spend for housing.

In the outer areas, apartments compete primarily with single-family houses for couples with and without children. Here their success will depend largely on the proportion of such couples who

prefer to rent, either because they do not want to be tied down to a house or because they do not want to be bothered with the care of a house and garden. It would seem that these groups might also be customers for other types of rental housing, notably row houses and maisonettes. The outstanding success of the few examples of housing of this type in this area appears to confirm this assumption.

While the substitution of central city apartments for rented rooms is not likely to affect the overall population density of the central areas, substitution of suburban apartments, maisonettes, or row houses for detached or semi-detached houses may result in a substantial increase of residential densities in the outer areas and to a corresponding reduction of the total residential area required.

TABLE XII - DWELLING UNITS, AVERAGE NO. PERSONS PER UNIT AND ESTIMATED POPULATION IN APARTMENTS AND OTHER UNITS BY DISTANCE FROM CENTRE (King and Yonge Streets)

Column No.	1	2	3	4	5	6	7	8	9	10	11
Miles from Centre	Dwelling Units			Average No. Persons Per Unit			Estimated Pop.			% apt. units to total units	% apt. pop. to tot. pop.
	Apts.	Other	Total	Apts.	Other	Total	Apts.	Other	Total		
0 - 1	1,806	4,617	6,423	1.75	10.17	7.85	3,251	47,149	50,400	28.1	6.5
1 - 2	6,982	21,207	28,189	1.80	6.29	5.16	12,568	133,032	145,600	24.7	8.6
0 - 2	8,788	25,824	34,612	1.77	7.00	5.66	15,819	180,181	196,000	25.3	8.1
2 - 3	6,323	34,090	40,413	1.92	6.52	5.83	12,140	223,160	235,300	15.7	5.2
3 - 4	9,411	49,919	59,330	1.94	4.52	4.12	18,257	226,443	244,700	15.9	7.5
4 - 5	8,317	46,405	54,722	1.96	3.68	3.41	16,301	170,499	186,800	15.3	8.7
2 - 5	24,051	130,414	154,465	1.94	4.74	4.31	46,698	620,102	666,800	15.6	7.0
5 - 6	7,268	37,960	45,228	2.38	2.97	2.87	17,298	112,502	129,800	16.1	13.3
6 - 7	7,213	21,034	28,247	2.47	4.32	3.86	17,816	91,284	109,100	25.6	16.3
7 - 8	4,045	24,609	28,654	2.60	3.08	3.02	10,517	75,783	86,300	14.0	12.2
5 - 8	18,526	83,603	102,129	2.48	3.34	3.18	45,631	279,569	325,200	18.1	14.0
8 & over	2,257	47,632	49,889	3.30	3.41	3.40	7,448	162,552	170,000	4.5	4.4
Total	53,622	287,473	341,095*	2.16	4.32	3.98	115,596	1,242,404	1,358,000	15.7*	8.5

* The numbers of "other" and "all" dwelling units and of their populations are as of June 1956. As shown on table III, the number of dwelling units in August 1958 was about 375,110, consequently, apartments actually constituted only 14.5% of all dwelling units (as shown in table III) rather than 15.7% as shown above.

CHAPTER II

CHILDREN IN APARTMENTS

Among the most significant factors brought out in the survey are those concerning children by age groups. Very little has been known to date on the number of school children in Metropolitan Toronto apartments. The information collected from this survey may be of value to school planners in calculating school load figures for apartment areas.

Two tables are provided, the second being of particular significance for school planning:

1) Analysis of Children by Suite Size (All ages)(Table XIII)
2) Analysis of Elementary School Children by Suite Size (Table XIV)

TABLE XIII - RATIO OF NUMBER OF CHILDREN (ALL AGES) PER 100 SUITES BY SUITE SIZE AND MUNICIPALITY

ALL AGES (Pre-school, elementary and high school age groups combined)

Municipality	Bachelor Suites	Bachelor Children		1 Bedroom Suites	1 Bedroom Children		2 Bedroom Suites	2 Bedroom Children		3 Bedroom Suites	3 Bedroom Children		Total Suites	Total Children	
City of Toronto	1,063	2	negl.	2,912	182	6/100	1,019	137	13/100	64	22	34/100	5,058	343	7/100
Long Branch	6	0	0	121	77	64/100	143	222	155/100	0	0	0	270	299	111/100
Mimico	89	0	0	182	141	78/100	28	19	67/100	0	0	0	299	160	53/100
Swansea	1	0	0	56	5	9/100	51	6	12/100	0	0	0	108	11	10/100
York	238	5	2/100	915	116	13/100	285	199	70/100	24	5	21/100	1,462	325	22/100
Forest Hill	19	0	0	200	34	17/100	148	63	42/100	15	9	60/100	382	106	27/100
Leaside	86	6	7/100	282	29	10/100	104	42	41/100	13	11	84/100	485	88	17/100
East York	64	1	2/100	393	114	29/100	243	161	66/100	0	0	0	700	276	39/100
Inner 9 Suburbs	503	12	2/100	2,149	516	24/100	1,002	712	71/100	52	25	48/100	3,706	1,265	34/100
Etobicoke	65	1	2/100	863	218	25/100	789	646	83/100	5	5	100/100	1,722	870	51/100
North York	76	3	4/100	1,023	198	19/100	1,141	1,191	104/100	41	44	107/100	2,281	1,436	63/100
Scarborough	0	0	0	143	51	36/100	277	263	95/100	7	7	100/100	427	321	75/100
Outer 3 Suburbs	141	4	3/100	2,029	467	23/100	2,207	2,100	95/100	53	56	106/100	4,430	2,627	59/100
Metro Total	1,707	18	1/100	7,090	1,165	16/100	4,228	2,949	70/100	169	102	61/100	13,194	4,235	32/100

As may be seen from the preceding table, there is a striking difference between children per suite in the City of Toronto and in the other Metropolitan municipalities. In the former there were 7 children for every 100 suites, and in the outer 3 suburbs 59 per 100 suites. The Inner 9 suburbs showed very wide variations in the ratio - very low in Swansea (10 children per 100 suites) and unusually high in Long Branch (111 children per 100 suites). This Long Branch ratio is probably explainable by the great distance from the city centre (over 8 miles) the comparatively low rentals for the accommodation provided, and the more lenient policy of the apartment owners regarding children.

Bachelor suites accommodated almost no children - only 18 children were reported in 1707 suites of this type surveyed in Metropolitan Toronto. The number of children per suite increased with the number of bedrooms, as would be expected; the City of Toronto being consistently lowest for each suite size. It will be noted that the Metropolitan Toronto ratio is slightly lower (61/100) in 3 bedroom than in 2 bedroom units (70/100).

Within each municipality there are also wide variations in children per suite. The chief areas of high child ratios are as follows:

Bayview Court apartments - North York	133/100
Rosseau Road - North York	116/100
Meadowbrook Ave (Lawrence Ave. W - west of Bathurst St.) - North York	112/100
Cliffside area - Scarborough	108/100
Don Mills - North York	104/100
Trethewey Drive - York Township	96/100
Neptune Drive (Bathurst St. - south of Highway 401) - North York	92/100
Golden Mile Apartments - Scarborough	82/100
Berry Road area - Etobicoke	68/100

These high ratio areas are without exception well out in the suburbs (none are within 5 miles of the downtown area). In the City there are no such high ratio areas and almost uniformly children per suite ratios are very low; especially so in the North Yonge St. area (3/100) St. Clair Ave. - Yonge St. area (3/100) Avenue Rd. - St. Clair Ave. area (2/100); the highest ratio of only 20/100 is found in the Kingston Road - Queen St. E. group of apartments. Rosedale has a low ratio (11/100) despite the provision of 3 and 4 bedroom units. From this it can be deduced that the City of Toronto apartment population shows a high percentage of single people and young or older couples without children, and very few married couples with children.

TABLE XIV - RATIO OF NUMBER OF CHILDREN OF ELEMENTARY SCHOOL AGE PER 100 SUITES, BY SUITE SIZE BY MUNICIPALITY

Municipality	Bachelor Suites	Bachelor Children		1 Bedroom Suites	1 Bedroom Children		2 Bedroom Suites	2 Bedroom Children		3 Bedroom Suites	3 Bedroom Children		Total Suites	Total Children	
City of Toronto	1,063	0	0	2,912	66	2/100	1,019	76	7/100	64	8	13/100	5,058	150	3/100
Long Branch	6	0	0	121	10	9/100	143	55	38/100	0	0	0	270	65	24/100
Mimico	89	0	0	182	73	41/100	28	9	32/100	0	0	0	299	82	27/100
Swansea	1	0	0	56	2	4/100	51	2	4/100	0	0	0	108	4	4/100
York	238	1	negl.	915	31	3/100	285	98	4/100	24	0	0	1,462	130	9/100
Forest Hill	19	0	0	200	10	5/100	148	37	25/100	15	4	27/100	382	51	13/100
Leaside	86	1	1/100	282	1	negl.	104	8	8/100	13	6	46/100	485	16	3/100
East York	64	0	0	393	40	10/100	243	85	35/100	0	0	0	700	125	18/100
Inner 9 Suburbs	503	2	negl.	2,149	167	8/100	1,002	294	29/100	52	10	19/100	3,706	473	13/100
Etobicoke	65	0	0	863	37	4/100	789	274	35/100	5	3	60/100	1,722	314	18/100
North York	76	0	0	1,023	90	9/100	1,141	387	34/100	41	19	46/100	2,281	496	22/100
Scarborough	0	0	0	143	18	13/100	277	113	41/100	7	2	28/100	427	133	31/100
Outer 3 Suburbs	141	0	0	2,029	145	7/100	2,207	774	35/100	53	24	45/100	4,430	943	21/100
Metro Total	1,707	2	negl.	7,090	378	5/100	4,228	1,144	27/100	169	42	25/100	13,194	1,566	12/100

If only elementary school children are counted (table XIV) it will be seen that again ratios are highest in the outlying districts, and lowest in the City of Toronto. In the inner suburban municipalities they are more variable; the lowest are in Leaside and Swansea and the highest in Mimico and Long Branch. Ratios appear to be slightly lower for 3 bedroom suites than for 2 bedroom suites; the Metropolitan Toronto average is 27 per 100 for 2 bedroom and 25 per 100 for 3 bedroom suites..

A study of elementary school children ratios is more illuminating when we consider the different apartment areas in detail. They will be seen to correspond very closely to the preceding tables: (see page 34)

	Children Per 100 Suites
1) Cliffside area - Scarborough	51
2) Trethewey Drive - York Township	51
3) Meadowbrook Ave - (Lawrence Ave. west of Bathurst St. -North York	46
4) Bathurst St. - Rosseau Rd. - North York	44
5) Bayview Court - North York	38
6) Neptune Apartments (Bathurst St. south of Hwy. 401)- North York	35
7) Berry Road area - Etobicoke	25
8) Golden Mile Apartments - Scarborough	24

No breakdown of children into age groups is available for the Don. Mills apartments.

The total of all apartments in Metropolitan Toronto averages only 12 elementary school children per 100 population. This

compares with 59 children aged 6 to 13 per 100 of the entire Metropolitan Toronto population (which includes apartment dwellers). Thus, at present, apartments produce on the average only one-fifth as many elementary school children as do other dwelling types.

The total number of children reported in the survey returns were analyzed by the 3 main age groups, pre-school, elementary and secondary school.

TABLE XV - ANALYSIS OF ALL CHILDREN IN APARTMENTS BY 3 AGE GROUPS

Municipality	Pre-school		Elementary		Secondary		Total	
	No.	%	No.	%	No.	%	No.	%
City of Toronto	120	35.0	150	43.7	73	21.3	343	100.0
Long Branch	225	75.2	65	21.7	9	3.1	299	"
Mimico	70	43.8	82	51.3	8	4.9	160	"
Swansea	3	27.3	4	36.4	4	26.3	11	"
York	162	49.8	130	40.0	33	10.2	325	"
Forest Hill	35	33.0	51	48.1	20	18.9	106	"
Leaside	65	73.9	16	18.2	7	7.9	88	"
East York	132	47.8	125	45.3	19	6.9	276	"
Inner 9 Suburbs	692	54.7	473	37.4	100	7.9	1265	"
Etobicoke	492	56.6	314	36.1	64	7.3	870	"
North York	830	57.8	496	34.5	110	7.7	1436	"
Scarborough	177	55.1	133	41.4	11	3.5	321	"
Outer 3 Suburbs	1499	57.1	943	35.9	185	7.0	2627	"
Metro	2311	54.6	1566	37.0	358	8.4	4235	"

Of the 4235 children reported in the questionnaire returns, 37% were of elementary school age, 8% secondary school, and 55% were pre-school children. The proportion of secondary school children was found to be highest in the City of Toronto (21.3%) and Forest Hill (18.9%), lowest in Long Branch (3.1%) and Scarborough (3.5%).

In every case (with the one exception of Mimico with 51.3%) elementary school children constitute less than half of all children reported.

The proportion of pre-school children is particularly high in Long Branch with 75.2% and Leaside with 73.9% and low in the City of Toronto and Forest Hill with 35% and 33% respectively.

The foregoing municipal averages for elementary school children per suite are indicative of the general differences throughout Metropolitan Toronto. It must be noted however that within each municipality there is a considerable range in this ratio from one group of apartments to the next.

Two tables follow to demonstrate the wide variations found within each municipality.

TABLE XVI - VARIATION IN ELEMENTARY SCHOOL AGE CHILD RATIOS PER 100 SUITES BY MUNICIPALITY

	Children Per 100 Suites		
Municipality	Low	High	Average
City of Toronto	1	8	3
Lakeshore Municipalities*	4	56	26
Swansea		only 1 group	4
York	3	51	9
Forest Hill	1	8	3
Leaside	1	9	3
East York	4	37	18
Inner 9 Suburbs	1	56	13
Etobicoke	3	25	18
North York	6	48	22
Scarborough	6	51	31
Outer 3 Suburbs	3	51	21
Metro Total	1	56	12

* These are Long Branch, New Toronto, Mimico.

TABLE XVII - VARIATION IN RATIO OF ELEMENTARY SCHOOL AGE CHILDREN PER 100 SUITES - 2 BEDROOM SUITES ONLY, BY MUNICIPALITY

Municipality	Children Per 100 Suites Low	High	Average
City of Toronto	3	58	7
Lakeshore Munic.	32	51	37
Swansea		only 1 group	4
York	3	86	4
Forest Hill	9	36	25
Leaside	2	29	8
East York	6	70	35
Inner 9 Suburbs	2	86	29
Etobicoke	6	43	35
North York	11	81	34
Scarborough	28	56	41
Outer 3 Suburbs	6	81	35
Metro Total	2	86	27

The areas showing high elementary school child ratios per 100 suites in 2 bedroom apartments are as follows:

Trethewey Drive -	York Township	86
Vinci Crescent -	North York	81
O'Connor Drive -	East York	70
Neptune Drive -	North York	68
Rosseau Road -	North York	67
Kingston Road -	City of Toronto	58
Cliffside Area -	Scarborough	56
Long Branch		51

The lowest ratios for 2 bedroom suites are as follows: In the City of Toronto, Parkdale 9/100, Eglinton Ave. - Yonge St. area 7/100, North Yonge St. 4/100, Wellesley - Jarvis St. area 3/100, and St. Clair - Heath St. area 3/100, while in the Inner 9 municipalities they are: Bathurst St. - Heath St. area (York) 3/100, and Bayview Ave. - Leaside 2/100. In the Outer 3 Suburbs there is only one area with a very low ratio, viz: Bloor St. W. area in Etobicoke with 6/100.

CHAPTER 12

RENTALS

Average city rentals are generally higher for all suite size categories than rentals in the other municipalities in Metropolitan Toronto, as shown in table XVIII. Here a word of caution may be inserted. Undoubtedly, the high rise luxury type of apartment inflates the city average, and the survey sample for the older, presumably cheaper types of unit is scanty, so an allowance must be made for the resulting bias in the average figures.

In the 3 outer suburbs, rentals for each suite size category are generally higher than in the Inner 9 suburbs.

Samples are generally rather poor for the 3 and especially 4 bedroom units and the averages are as a result doubtful, but this category constitutes only a small part of the total number of apartment suites (2% of all Metropolitan Toronto suites surveyed).

With the notable exception of Forest Hill (furnishing more luxurious high rise type of apartments) and Leaside (a relatively modern community with good transportation facilities to the subway) average rentals for each category are consistently lower in the Inner 9 suburban municipalities than the Metropolitan Toronto average; with the further exception of Swansea, Inner 9 rentals are consistently lower than in the 3 outer suburbs.

The rental variations within the City of Toronto are quite wide, as shown by table XIX. From the apartment areas surveyed, average

rentals are lowest in the east and west ends of the city, and highest in the Rosedale, Annex, North Yonge St., and in particular, in the Avenue Road - St. Clair Ave. areas of the city where the majority of the prestige, luxury-type apartment accommodation is to be found, as well as the city's few co-operatively owned apartments where suites are sold to individual purchasers who then become collectively the owners of the building.

Rentals related to the Yonge St. subway alignment have not been analyzed here but the subway no doubt explains in part the tendency for higher average rentals in the areas close to it.

To date no correlation has been worked out between rentals and age of building, but preliminary impressions indicate that rentals in the older type of apartments tend to be lower than in those more recently constructed. This is especially so if the apartments are off the major transportation routes.

TABLE XVIII - AVERAGE MONTHLY RENTALS BY SUITE SIZE BY MUNICIPALITY
(Figures in brackets denote no. of suites surveyed)

Municipality	Bachelor $	1 Bedroom $	2 Bedroom $	3 Bedroom $	4 Bedroom $
City of Toronto	92.47(1300)	116.91(2719)	149.02(939)	164.22(61)	214.07(27)
Lakeshore munic.	80.49(103)	96.48(246)	107.85(184)	-*	-
Swansea	No data	94.30(32)	123.16(38)	-	-
York	80.58(237)	95.14(1022)	114.43(373)	96.00(5)**	-
Forest Hill	87.43(35)	117.31(274)	138.19(171)	164.62(26)	-
Leaside	96.77(58)	114.51(252)	134.49(113)	172.31(13)	-
East York	84.45(69)	93.32(430)	121.76(248)	-	-
Inner 9 suburbs	83.44(502)	99.78(2256)	120.88(1127)	159.09(44)	-
Etobicoke	88.94(49)	101.18(831)	123.09(790)	250.00(2)	-
North York	91.85(97)	106.28(1304)	122.34(1468)	170.92(81)	-
Scarborough	84.09(33)	99.56(189)	109.63(428)	129.18(55)	-
Outer 3 suburbs	89.62(179)	103.91(2324)	120.54(2686)	155.43(138)	-
Metro	89.92(1981)	107.48(7299)	126.25(4752)	158.29(243)	214.07(27)

* - denotes that no suites in these categories were covered in the survey.

** - it is felt that these 5 suites are not a representative sample.

TABLE XIX - AVERAGE MONTHLY RENTALS BY SUITE SIZE - SELECTED DISTRICTS, CITY OF TORONTO

(Figures in brackets denote no. of suites in sample)

District	Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
	$	$	$	$	$
Rosedale	No data	138.15(106)	187.23(78)	205.00(3)	-
Broadview Ave.	87.00(14)	100.07(67)	120.00(7)	-*	-
Bloor St.-Quebec Ave.	71.79(13)	98.54(137)	106.60(53)	-	-
Lawton Blvd-Heath St.	103.00(28)	133.55(160)	146.68(90)	137.50(3)	-
Avenue Rd.-north of St. Clair Ave.	95.00(15)	131.07(56)	188.22(132)	350.00(6)	-
Yonge St.-Eglinton Ave. E.	81.49(205)	106.76(398)	117.90(29)	115.00(6)	
Annex	101.62(109)	129.50(103)	140.40(15)	125.00(6)	155.00(16)
Queen St. E.-Kingston Road	81.94(18)	103.96(197)	114.02(41)	-	-
Heath St.-Oriole Rd.-St. Clair Ave.	100.00(24)	128.14(137)	159.61(121)	-	-
Yonge St. North	89.04(105)	111.61(521)	128.40(72)	-	-
Wellesley St.-Charles St. E.	89.38(268)	93.93(129)	126.07(44)	-	-
Parkdale	83.09(114)	109.75(254)	128.64(97)	106.38(18)	-
Avenue Rd.-Balmoral Rd.	90.00(5)	118.04(23)	168.26(29)	185.00(18)	300.00(11)
Rosewell Court(Lawrence west of Yonge St.)	-	125.00(5)	142.50(21)	-	-
City average**	92.47(1300)	116.91(2719)	149.02(939)	164.22(61)	214.07(27)

* Denotes that no suites in these categories were covered in the survey.

** Total number of units in the districts does not add up exactly to the totals given for the city average as several smaller scattered apartment groups are omitted in the above table.

CHAPTER 13

APARTMENT VACANCIES

From the vacancy data given in the questionnaires, it has been possible to calculate vacancy rates. Uniformly they fall well below 5%, averaging 2.3% for all apartments in Metropolitan Toronto. Of course, since apartment buildings completed in the few months preceding the survey were excluded from the survey, there is no information regarding this group of apartments, the inclusion of which would certainly increase the vacancy rates.

In recent months there have been persistent rumours concerning the difficulty of renting apartments, especially in the newer areas, and the reduction of rents to combat high vacancy rates. There has reportedly been relatively slow renting of luxury suites with enticements being offered to prospective tenants, such as one or two months free rent, free broadloom, free parking etc.

Though locally such concessions may be made regarding rentals, it is by no means certain that there is any general trend towards rent reduction, and in most cases renting of new suites seems to be proceeding fairly briskly, at least in the more moderate rental ranges. It may be, however, that the luxury-type apartment market is temporarily saturated in certain locations.

TABLE XX - PERCENTAGE VACANCY RATES BY SUITE SIZE - BY MUNICIPALITY

Municipality	Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	Total All Suites	Total Vacancies/ Suites Surveyed
City of Toronto	1.0	3.2	2.4	0.95	2.4	101/4152
Lakeshore Munic.	2.8	4.4	0.6	0.0	2.7	13/489
Swansea	0.0	7.1	0.0	0.0	3.4	2/59
York	1.4	2.0	3.3	0.0	2.1	32/1513
Forest Hill	0.0	5.0	3.8	9.1	4.4	17/384
Leaside	0.0	0.0	1.9	0.0	0.6	2/337
East York	1.4	2.2	0.4	0.0	1.5	10/662
Inner 9 suburbs	1.5	2.5	1.9	4.8	2.2	76/3444
Etobicoke	2.2	3.2	4.0	0.0	3.5	55/1559
North York	4.95	1.2	1.9	6.0	1.8	46/2490
Scarborough	0.0	0.65	1.5	0.0	1.2	9/759
Outer 3 suburbs	3.7	2.0	2.4	3.5	2.3	110/4808
Metro average	1.4	2.6	2.3	2.6	2.3	287/12,404

Older apartments appear to be holding their own in competition with the newer suites. Of 2,850 pre World War II apartment units giving vacancy data, only 31, or 1.1% were classified as vacant. This type of apartment is for the most part concentrated in the City of Toronto and the Inner 9 suburbs with very few in the 3 outer suburbs.

The vacancy rates by suite size for the pre-war apartments are as follows:

	Vacancy Rate	Sample Size
Bachelor	0.7%	707 units
1 Bedroom	1.0%	1,464 units
2 Bedroom	1.9%	576 units
3 Bedroom	1.0%	103 units
Total	1.1%	2,850 units

CHAPTER 14

SIZE OF APARTMENT BUILDINGS

The average size of apartment building in each municipality is presented in the following table:

TABLE XXI - AVERAGE SIZE OF APARTMENT BUILDINGS BY MUNICIPALITY

Municipality	Units per Building
Forest Hill	35.1
York	25.3
Etobicoke	24.6
City of Toronto	23.7
Mimico	20.1
Weston	18.3
Scarborough	16.9
East York	16.6
Leaside	16.3
New Toronto	16.2
Long Branch	15.5
North York	13.7
Swansea	13.0
Metro average	20.8

Forest Hill's relatively high figure of 35 units per building reflects a concentration of large apartment buildings with very few small buildings to lower the average. The city figure is relatively low, due to the many smaller type apartment buildings scattered throughout the city masking the high rise types springing up in several parts of the city. Only 3 of the Inner 9 suburban municipalities have figures higher than the Metropolitan Toronto average. Etobicoke has a relatively high figure - due to fairly large apartment buildings, concentrated in a few localities (e.g. Kingsway and Berry Road area), with very few smaller apartment building units. The North York apartment units are mainly in smaller buildings - with only a few high rise types.

CHAPTER 15

APARTMENTS BY AGE

Only for the City of Toronto has it been possible to ascertain the total universe for each of the age groups for apartments. The apartment survey provided age data on 8,441 or approximately 88% of the City units covered in the survey. The following table compares the age distribution of these 8,441 surveyed units with the age distribution of all City apartments: Clearly, the survey sample under-represents the older apartments in the City.

TABLE XXII- APARTMENTS BY AGE GROUP, CITY OF TORONTO*

AGE GROUP	SURVEYED APTS. UNITS	%	TOTAL APTS** UNITS	%
pre 1919***	664	7.9	5,877	22.4
1920-1939	1,954	23.1	8,908	34.3
1940-1956	5,097	60.4	7,492	28.8
1957-Aug.1958	726	8.6	3,797	14.5
Total	8,441	100.0	26,074	100.0

* Regent Park North and South units are excluded.

** The City apartment unit totals by age groups are taken from a special tabulation of 1951 assessment records up-dated by adding C.M.H.C. completions data.

***The survey data were given for the "pre 1914" period; assessment data on total apartments is only broken at 1909, 1919 etc. On the assumption that practically no units were built during World War I (1914-1918), the "pre 1914" survey figure has been used here as equivalent to the "pre 1919" figure.

Occupancy information by age of apartment has been analyzed for the City in the following table:

TABLE XXIII - OCCUPANCY BY AGE GROUP, CITY OF TORONTO APARTMENTS

Age Group	Pre 1914	1915-39	1940-56	1957 on	Total
Suites	419	1917	2673	678	5687*
Occupants	756	3299	4675	1585	10,315
Persons/suite	1.80	1.72	1.75	2.33	1.81

* Occupancy information was only available for 5687 of the City units; Regent Park North and South units are again excluded.

There is a very consistent persons per suite figure for all apartments, regardless of age group, till 1956. The recently completed buildings have a higher ratio of 2.3 persons per suite. This may in part be due to the type of apartment unit (many are of the luxury type, and shared perhaps by several single people), and to the provision of more 3 and 4 bedroom units in the most recent buildings - a factor seldom encountered in the older pre-war apartments.

CONCLUSIONS

In August 1958, out of a total of about 375,000 occupied dwelling units in Metropolitan Toronto, about 109,000, or 29%, were for rent. Of these just under half, 53,622, were suites in private apartment buildings with 6 or more units.

While these 53,622 apartments represented 14.4% of all occupied dwelling units, they provided accommodation for only 8.5% of Metropolitan Toronto's population. This is due to the fact that the occupancy in apartments averaged only 2.16, while in other types of accommodation it was twice as high, 4.32 persons per unit.

Over half (53.7%) of all apartments were 1-bedroom suites, one-sixth (16.0%) were bachelor apartments, 28.3% had 2 bedrooms, and only 2.0% had 3 or 4 bedrooms. The average occupancy was 1.4 persons for bachelor apartments, 2.0 for 1 bedroom, and 2.9 and 3.1 for 2 and 3 bedrooms, respectively.

There were only 32 children for every 100 apartments, and only 12 of these were of elementary school age, compared with 59 children in elementary schools for every 100 occupied dwelling units of all types.

Rents averaged $89.92 for bachelor apartments, $107.48 for one bedroom, $126.25 for two, $158.29 for three and $214.07 for four bedroom apartments. Despite these high rents, vacancies were low averaging only 2.3%.

The number of apartments per building varied widely, the average being 20.8. Most apartment buildings were new. Exact data were available only for the City of Toronto, but even there only 22.4% were built before 1920, and one-third between 1920 and 1940, 14.5% had been built in 1957 and the first 8 months of 1958. Older apartments showed no higher occupancy rate than newer ones.

The City of Toronto accounted for slightly less than half (48.6%) of all apartments in Metropolitan Toronto; 27.1% were in the 9 "Inner" suburbs, and 24.3% in the 3 "Outer" suburbs. In relation to all dwelling units apartments were slightly more numerous (17.9%) in the 9 Inner suburbs than in the City (17.0%), but in the 3 Outer suburbs they accounted for only one out of ten dwellings. The highest proportion of apartments, over one-third of all dwelling units, was found in Forest Hill and Mimico; the lowest in Scarborough (5.6%).

Characteristics of apartments differed radically between the City and the Outer suburbs, with the Inner suburbs generally occupying an intermediate position. The City contained almost three-quarters (71.6%) of all bachelor apartments, but only one-third of those with 2 or more bedrooms. On the other hand the Outer suburbs accounted for only 4.7% of Metropolitan Toronto's bachelor apartments, but for 41.8% of those with 2 or more bedrooms.

Occupancy for each apartment type - bachelor, 1, 2, 3 and 4 bedrooms - was consistently lower in the City than in the suburbs. Both because of this lower occupancy and because of the predominance of small apartments, the percentage of the total population living in

apartments was surprisingly low (7.3%) in the City, practically the same as in the 3 Outer suburbs (7.2%). In the 9 Inner suburbs apartment dwellers were relatively far more numerous (11.3%) than in the City.

In particular there were very few children living in City apartments, only 7 for each 100 suites. In the 9 Inner suburbs there were 34 children per 100 suites, and in the 3 Outer suburbs 59. Even this was only about one-third of the average found in single-family homes.

Rents for all types of suites were higher in the City than in the suburbs; for bachelor and 1-bedroom apartments they averaged slightly lower in the 9 Inner than in the 3 Outer suburbs. Vacancies were universally low.

The difference between the central and the outer areas is even more striking when presented not by municipalites but by distance from the City centre. Apartments accounted for one-quarter of all dwelling units within 2 miles of the centre, for about 15% between 2 and 8 miles, and for less than 4% beyond 8 miles. However, the percentage of the population living in apartments followed an entirely different pattern. This is due to the fact that the occupancy rate in apartments increased consistenly from the centre to the periphery - from 1.72 persons per unit within a 2-mile radius to 3.3 beyond 8 miles - while for other dwellings it consistently decreased - from 7.0 at the centre to 3.4 at the periphery. As a result the highest percentage of apartment dwellers, about 12%, was

found in the 5 - 8 mile belt, while in the most central zone, within one mile from King or Yonge Streets only 1 out of 16 residents (6.5%) lived in apartments. In Metropolitan Toronto apartment living does not mean central city living.

APPENDIX

OTHER MULTIPLE DWELLING UNITS IN METROPOLITAN TORONTO

In addition to data on apartments information has also been gathered on 3 other types of multiple units, but have not been considered in the survey analysis, as they have somewhat different characteristics.

These types are: post war row housing, and the maisonette apartments. The old type of row housing in the City of Toronto is not taken into account here.

The inventory by municipality for these types is as follows:

North York

Keele St. - Sheppard Ave. West	Row Housing	310 units
Don Mills (S.W. sector)	Row Housing	238 units
Don Mills (S.E. sector)	Maisonettes	125 units (approx)
Total		673 units

Scarborough

Victoria Park Ave (E. side)	Maisonettes	144 units
Frimette Cresc. (Eglinton Ave. E. Kennedy Rd)	Row Housing	110 units
Warden Ave. - Lawrence Ave. E.	Row Housing	46 units
Total		300 units

York Township

Jasper Ave. - Langden Ave. (Weston Rd. area)	Row Housing	125 units

Metropolitan Toronto Total 1,098 units

Of these only the 3 Scarborough groups were covered in the apartment survey. Occupancy information was collected for 242 of the

300 units, giving an 80.7% sample of the Scarborough units.

Information on occupancy data for the 3 groups was:

		Persons Per Unit
1)	Victoria Park Ave. Maisonettes	3.2
2)	Frimette Cresc.	4.2
3)	Warden Ave. - Lawrence Ave. E.	3.4

Suite Size data for the 242 units were:

2 bedroom suites	194 units	80.2%
3 bedroom suites	48 units	19.8%
Total	242 units	100.0%

Average Rentals were given for these 3 groups as follows:

	Row Housing - Maisonette Rentals*	Comparative Scarborough Apartment Rentals
2 bedroom	$108.53	$109.63
3 bedroom	$129.79	$129.18

* Heating costs are paid by the tenants in the row housing and maisonettes, whereas the apartment rents include heat.

Children per 100 suites:

			All Ages	Elementary
1)	Victoria Park Ave.	Maisonettes	111	No data
2)	Frimette Cresc. -	Row Housing	200	106
3)	Warden-Lawrence Ave.	Row Housing	133	61
	Average		142	98

Evidently row houses and maisonettes serve an entirely different group than do apartments. While the number of elementary school children per apartment was found to be only one-fifth of the Metropolitan average,in the Scarborough sample of row houses and maisonettes it exceeded that average by two-thirds.

METROPOLITAN TORONTO PLANNING BOARD

APARTMENT SURVEY, AUGUST 1958

Building Address

Municipality

Census Tract

	Suite Size					
	Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom + (specify if over 4)	Total
Total Suites						
No. suites giving occupancy						
Total No. Occupants						
Persons/suite						
No. pre-school children						
Pre-school children/suite						
No. elementary school children						
Elementary school children /suite						
No. secondary school children						
Secondary school children/suite						
Rental Range						
Rental Average						

Off-street Parking Space

Comments

Total No. Cars

APARTMENT MAP LEGEND

No. on Map	Apartment Group Location
Lakeshore Municipalities	
1	Long Branch
2	New Toronto
3	Lakeshore Road, Mimico
Etobicoke	
4	Berry Road area
5	Humbertown - Kingsway
6	Bloor St. W. - Humber area
Weston	
7	Weston group
North York	
8	Crang Shopping Plaza area
9	Keele St. - Wilson Ave. area
10	Keele St. - Lawrence Ave. area
11	Meadowbrook Road
12	Lawrence Plaza area
13	Neptune Drive
14	Vinci Crescent
15	Bathurst St. - Rosseau Rd. area
16	Avenue Rd. - Wilson Ave.
17	Upper Canada Drive
18	Oakburn Park
19	Kenneth Ave. - Sheppard Ave. E.
20	Bayview Court apartments
21	Don Mills
22	Eglinton Ave. E. - Victoria Park Ave. area
Scarborough	
23	Victoria Park Ave - Lawrence Ave. area
24	Golden Mile Plaza area
25	Cliffside area
26	Kingston Road - Warden Ave. area
27	Fallingbrook Road

East York

28	O'Connor Drive - St. Clair Ave. East
29	Leacrest Road
30	O'Connor Drive - Broadview Ave.

Leaside

31	Eglinton Ave. E.
32	Bayview Ave.

Forest Hill

33	Bathurst St. - Eglinton Ave. W. area
34	Spadina Rd. - Lonsdale Rd.

York

35	Vaughan-Bathurst-St. Clair Ave. West
36	Vaughan Rd. - Winona Dr.
37	Northcliffe Blvd.
38	Eglinton Ave. W.
39	Trethewey Dr.

City of Toronto

40	Bloor St. W. - Quebec Ave. area
41	South Parkdale
42	Annex
43	Avenue Rd. - Balmoral Ave.
44	Avenue Rd. - Heath St. W.
45	St. Clair Ave. W - Yonge St. area
46	Lawton Blvd.
47	Chaplin Cresc - Oriole Pkwy.
48	Eglinton Park
49	North Yonge St.
50	Yonge St. - Eglinton Ave. E.
51	Bloorville Square
52	Jarvis-Wellesley-Carlton area
53	City Park apartments
54	South Rosedale
55	Broadview Ave - Danforth Ave. area
56	Kingston Rd - Woodbine Ave. area
57	Beaches area

Public Housing Projects

58	Regent Park South
59	Regent Park North
60	Lawrence Heights

MAJOR CONCENTRATIONS OF COMPLETED APARTMENT UNITS
IN METROPOLITAN TORONTO AUGUST 1958
LEGEND
NOTES
METROPOLITAN TORONTO PLANNING BOARD
FEBRUARY 1959 T.M.O.
ETOBICOKE
NORTH YORK
EAST YORK
CITY OF TORONTO